



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Accept Improvements Under Contract for Finance Department Relocation Project and Notification of Project Change Orders

MEETING DATE: May 6, 2009

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Accept the improvements under the "Finance Department Relocation" contract and receive notification of project change orders.

BACKGROUND INFORMATION: The project was awarded to Sequoia Pacific Builders, Inc., of Roseville, on September 3, 2008, in the amount of \$598,160. The contract has been completed in substantial conformance with the plans and specifications approved by City Council.

The construction project included the renovation of the interior space, staff bathrooms, ADA access, and new heating, ventilation and air conditioning (HVAC).

The contract completion date was April 22, 2009, and the actual completion date was April 9, 2009. The work was completed ahead of schedule. The final contract price was \$778,757. The difference between the contract amount and the final contract amount is due to nine change orders approved by the City Manager:

Change Order No. 1 was for asbestos abatement of floor tiles and pipe insulation (\$19,886).

Change Order No. 2 included adding a domestic water shut-off valve to isolate the new Finance Department area from the Public Safety Building (\$589).

Change Order No. 3 was for site electrical work for existing planter lights (\$962).

Change Order No. 4 included additional wall demolition and construction due to existing wall conditions (\$6,892).

Change Order No. 5 included new roofing at the main entry canopies, raising the height of existing walls to new ceiling height, and thicker wall framing for proper electric panel installation (\$10,728).

Change Order No. 6 included asbestos air clearance testing, fur out walls for existing pipes, and placing a mortar bed to level the floor for the new bathroom areas (\$4,535).

Change Order No. 7 was to remodel the former Police dispatch area for use by the Electric Utility Department Field Services unit. The area includes one private office, a group work station area, and two storage rooms as requested by the Electric Utility Department (\$101,000).

Change Order No. 8 included code-required changes to the lobby entry doors and glass, data communications wiring at the Field Services area, and glass screens at the lobby counters (\$24,869).

APPROVED:


Blair King, City Manager


Change Order No. 9 included code-required ADA ramps at the main public entries, concrete pad for the drive-up drop box, and relocation of the existing mail boxes to the new location (\$11,136).

The total of these nine change orders is \$180,597.

Following acceptance by the City Council, as required by law, the City Engineer will file a Notice of Completion with the County Recorder's office. The notice serves to notify vendors and subcontractors that the project is complete and begins their 30-day period to file a stop notice requiring the City to withhold payments from the prime contractor in the event of a payment dispute.

FISCAL IMPACT: Sufficient funds were budgeted for this project.

FUNDING AVAILABLE: General Fund Capital (1211)
EUD Fund Capital (1610)


for F. Wally Sandelin
Public Works Director

Prepared by Gary Wiman, Construction Project Manager

FWS/GW/pmf

cc: Purchasing Officer
Internal Services Director